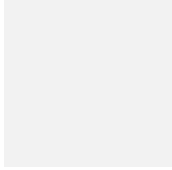


Amending Bylaws	10.15	RM7: High-rise Residential	RM7
	<b>10.15.1 Purpose</b>	The purpose of this zone is to provide for high-rise multiple housing with a maximum density of 280 dwellings/ha for areas defined by the OCP as suitable for higher density housing.	
	<b>10.15.2 Principal Uses</b>		<b>10.15.3 Secondary Uses</b>
	<ul style="list-style-type: none"> <li>• community care facility, major</li> <li>• community care facility, minor</li> <li>• apartment hotel</li> <li>• housing, apartment</li> <li>• housing, congregate</li> <li>• housing, fourplex</li> <li>• housing, row</li> <li>• housing, stacked row</li> <li>• religious assembly only on sites less than 1.0 ha.</li> </ul>		<ul style="list-style-type: none"> <li>• club</li> <li>• health service, minor</li> <li>• home business 1</li> <li>• retail, convenience</li> <li>• service, massage therapy</li> <li>• service, personal</li> </ul>
	<b>10.15.4 Subdivision Regulations</b>	<ol style="list-style-type: none"> <li>1. The minimum lot width is 30.0 m.</li> <li>2. The minimum lot area is 1,800 m<sup>2</sup>.</li> </ol>	
Bylaw 8256	<b>10.15.5 Regulations for Principal Development</b>	<ol style="list-style-type: none"> <li>1. The maximum density is 280 dwellings/ha.</li> <li>2. The maximum site coverage is 55%. An additional 30% may be used for covered or enclosed off-street parking.</li> <li>3. The maximum height is 55.0 m.</li> <li>4. The minimum front yard is 4.5 m.</li> <li>5. The minimum interior side yard is 3.0 m, except it is not required for a common wall for attached housing.</li> <li>6. The minimum exterior side yard is 3.0 m</li> <li>7. The minimum rear yard is 4.5 m.</li> <li>8. The minimum setback between principal buildings is 6.0 m.</li> </ol>	
Bylaw 8256	<b>10.15.6 Regulations for Accessory Development</b>	<ol style="list-style-type: none"> <li>1. The maximum height is 5.0 m.</li> <li>2. The minimum front yard is 15.0m.</li> <li>3. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 3.0 m.</li> <li>4. The minimum rear yard is 1.2 m.</li> </ol>	
Bylaw 8256	<b>10.15.7 Other Regulations</b>	<ol style="list-style-type: none"> <li>1. Service, retail, and health service uses shall not be in any freestanding building separate from a building containing a residential use. The maximum gross leasable floor area of any service, retail, or health service use in one tenancy is 150 m<sup>2</sup>. The maximum total combined gross floor area of all service, retail, and health service uses shall not exceed the lesser of 260 m<sup>2</sup> or 10% of the gross floor area of all principal buildings on the site.</li> </ol>	



2. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.